

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
October 27, 2021  
MINUTES**

**Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.**

Acting Chairperson Kelley called the meeting to order at 7:33 p.m.

**ROLL CALL:**

**Present:** Jahr, Cullin, Atchinson, Budd and Kelley.

**Excused:** Barr.

**Staff:** Director Power and Secretary Harman.

**Planning Representatives:** McKenna Associate, Vidya Krishnan and Fishbeck Associate, Paul Kammer.

**Applicant(s) in Attendance:** Chris Becker for DTE Energy, Ryan Plum, Jeremy Schrot and Mike Freckelton for Subaru Research and Development Inc. and Tony Antone for Kojaian Van Buren Acquisitions, LLC.

**Audience:** Eight (8).

**APPROVAL OF AGENDA:**

Motion Jahr, Cullin second to approve the agenda of October 27, 2021 as presented.

**Roll Call:**

**Yeas:** Atchinson, Budd, Cullin, Jahr and Kelley.

**Nays:** None.

**Absent:** Barr.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Budd, Cullin second to approve the regular meeting minutes of October 13, 2021 as presented.

**Roll Call:**

**Yeas:** Jahr, Cullin, Atchinson, Budd and Kelley.

**Nays:** None.

**Absent:** Barr.

**Motion Carried.**

**PUBLIC HEARING:**

**ITEM #1:        21-033 – DTE ENERGY / 42061 ECORSE ROAD – REZONING REQUEST.**

**THE APPLICANT, CHRISTOPHER BECKER, ON BEHALF OF DTE ELECTRIC, SEEKS TO REZONE THE PROPERTY LOCATED AT 42061 ECORSE ROAD FROM C-1 GENERAL BUSINESS DISTRICT, TO M-1 LIGHT INDUSTRIAL.**

**LOCATION: 42061 ECORSE ROAD, TAX PARCEL 83-041-99-0004-001. LOCATED ON THE SOUTH SIDE OF ECORSE ROAD BETWEEN HAGGERTY ROAD AND KIRKBRIDGE PARK DRIVE.**

**Motion Jahr, Budd second to open the public hearing.**

**Roll Call:**

**Yeas: Cullin, Atchinson, Budd, Jahr and Kelley.**

**Nays: None.**

**Absent: Barr.**

**Motion Carried.**

Director Power informed that this is an opportunity for members of the audience to speak and ask questions or submit comments for the rezoning request. There were no questions or comments from the audience.

**Motion Jahr, Atchinson second to close the public hearing.**

**Roll Call:**

**Yeas: Budd, Atchinson, Cullin, Jahr and Kelley.**

**Nays: None.**

**Absent: Barr.**

**Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: 21-033 – DTE ENERGY / 42061 ECORSE ROAD – REZONING REQUEST.**

**THE APPLICANT, CHRISTOPHER BECKER, ON BEHALF OF DTE ELECTRIC, SEEKS TO REZONE THE PROPERTY LOCATED AT 42061 ECORSE ROAD FROM C-1 GENERAL BUSINESS DISTRICT, TO M-1 LIGHT INDUSTRIAL.**

**LOCATION: 42061 ECORSE ROAD, TAX PARCEL 83-041-99-0004-001. LOCATED ON THE SOUTH SIDE OF ECORSE ROAD BETWEEN HAGGERTY ROAD AND KIRKBRIDGE PARK DRIVE.**

Director Power informed that the purpose for the rezoning is to pave the way for the construction of a DTE substation. Director Power deferred the discussion to Principal Planner, Vidya Krishnan.

Vidya Krishnan of McKenna Associates presented her zoning amendment review letter dated 10-14-21. At this time, the application to rezone the subject site from C-1 to M-1 meets the following standards of Section 12.504(A) through 12.504(L) of the Zoning Ordinance:

1. Section 12.504(A). The proposed rezoning is consistent with the goals, policies and objectives of the Master Plan and its subsequent amendments. The proposed M-1 zoning designation is consistent with the office/industrial designation envisioned in the Master Plan for the site and abutting properties.
2. Section 12.504(B). The proposed rezoning is consistent with the intent of the zoning ordinance and the existing development pattern of the area.
3. Section 12.504(C). The site has frontages on a major thoroughfare, even though the proposed use is likely to generate minimal traffic.
4. Section 12.504(D). The proposed use of the site does not require water or sewer services and will contribute positively to the electric capacity of the Township.
5. Section 12.504(E). Van Buren Township has experienced a high demand for additional industrial development and expansions of existing industrial land uses. The proposed use of the site for a substation will support the existing and future growth of the area.
6. Section 12.504(F). The proposed rezoning is not causing any exclusionary zoning.
7. Section 12.504(G). Although the site has wetlands, the applicant will be designing the site plan to ensure minimal disturbance and will obtain any necessary approvals from EGLE at the time of site plan review.
8. Section 12.504(H). The uses permitted by right and special land use in the proposed M-1 zoning district is likely to have less adverse impacts on the adjacent neighborhood, than developing it under the current C-1 zoning designation.
9. Section 12.504(I). The site is challenging for any development owing to its narrow frontage and required setbacks for the current C-1 District.
10. Section 12.504(J). Given the possible options, McKenna Associates believes the M-1 designation is the most appropriate designation.
11. Section 12.504(K). The proposed substation use is permitted under the current C-1 and proposed M-1 designation. The applicant is seeking rezoning to maintain consistency with the Master Plan and develop the site under the setback guidelines of the M-1 District.
12. Section 12.504(L). The proposed M-1 zoning of the site will be compatible with the uses currently existing around it. Although the parcel abuts RM zoning to the west and R-1B zoning to a part of the north, these parcels are occupied by the ITC transmission corridor and are not buildable.

Therefore, McKenna Associates recommends that the Planning Commission recommend approval of the requested amendment to the Zoning Ordinance to rezone the subject property from C-1 to M-1 designation, to the Township Board of Trustees.

Chris Becker, the Engineering Manager overseeing the design and permitting for the DTE substation gave the presentation. Mr. Becker had conversation with the Township early on to consider rezoning the property from C-1 general business to M-1 light industrial. The M-1 light industrial zoning designation is more consistent with what is there and allows the applicant to push the substation further forward on the property while minimizing impact to the wetlands. Director Power displayed the site plan of the substation and Mr. Becker explained the layout of the substation and power distribution. The entry drive will be wider than a normal drive due to the traffic volume along Ecorse road enabling large equipment to be brought in quickly and safely. The substation meets the requirements for M-1 light industrial and the applicant won't be asking for any variances.

No comments from the audience.

Commissioner inquired if the rezoning request is intended to be conditional on the site plan. Director Power informed that this is not a conditional request.

**Motion Jahr, Atchinson second to recommend to the Township Board of Trustees approval of the requested amendment to the zoning ordinance by the applicant Christopher Becker on behalf of DTE Energy to rezone the property located at 42061 Ecorse Road, tax parcel 83-041-99-0004-001, located on the south side of Ecorse Road between Haggerty Road and Kirkridge Park Drive from C-1 general business to M-1 light industrial, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 10-14-21.**

**Roll Call:**

**Yeas: Cullin, Atchinson, Budd, Jahr and Kelley.**

**Nays: None.**

**Absent: Barr.**

**Motion Carried. (Letter Attached)**

**ITEM #2: 21-029 – SUBARU / 50255 MICHIGAN AVENUE – PRELIMINARY AND FINAL SITE PLAN REVIEW.**

**THE APPLICANT, SPALDING DEDECKER ON BEHALF OF OWNER SUBARU RESEARCH AND DEVELOPMENT INC. SEEKS SITE PLAN APPROVAL TO CONSTRUCT AN APPROXIMATELY 1,900' LONG VEHICLE TESTING ROADWAY CONNECTION TO AN EXISTING RESEARCH AND DEVELOPMENT SITE AND RELATED SITE IMPROVEMENTS.**

**LOCATION: 50255 MICHIGAN AVENUE, TAX PARCEL 83-021-99-0001-704. LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE BETWEEN DENTON AND ECORSE ROAD. THE SITE IS ZONED M-1 LIGHT INDUSTRIAL.**

Director Power gave a brief presentation. The site plan review is for the test track for the Subaru Research and Development Facility that was completed in 2020. Director Power deferred the discussion to Principal Planner, Township Engineer and Fire Marshal reviews.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 10-12-21. The proposed project is an accessory to a previously permitted use and does not alter the character or layout of the site. All of the site plan related concerns have been addressed at this time. Therefore, McKenna Associates recommends the Planning Commission grant preliminary and final site plan approval for the Subaru test track to be constructed at the site, subject to the following condition:

1. Approval of storm water detention requirements by Wayne County and Township Engineer.

Paul Kammer of Fishbeck Associates presented his review letter dated 10-12-21, recommending the Planning Commission grant the Subaru Test Track Project preliminary, engineering and final site plan approval, subject to the storm water comments listed in the review letter and in accordance with the Township's Engineering Standards manual. The applicant must update the plans in an Issued for Construction plan set with the listed requirements and also acquire Wayne County approval (permit) or acceptance of the plans as is, noting that if Wayne County review comments require adjustments to the plans in areas of concern for the Township Planner or Engineer the site plan may be subject to re-review and approval by the Planning Commission.

Director Power presented Fire Marshal Lenaghan's review letter dated 10-5-21, based on the site plan information it is further understood that:

- No structure is included on the test track site and fire personnel responding to the facility will assume that any emergency to the location will be vehicular in nature.
- Testing will occur primarily during business hours, 9:00 a.m. to 5:00 p.m., headlight test will occur at dawn until 10:00 p.m.
- The maximum speed of the vehicles during test will be 80 mph, with most test occurring at 25-35 mph.
- The maximum number of vehicles being tested at one time will be 3. Most testing will only involve 1 vehicle.

Based on the information provided by the plans and the planning staff review meeting dated 9-15-21, all fire department concerns have been addressed at this time.

Jeremy Schrot of Spalding DeDecker provided brief comments on behalf of Subaru. The majority of the planning and engineering comments have been addressed, the drainage area will produce less stormwater than was originally planned for and in general the storm system is more than accommodating for what they will be putting through it.

Resident inquired why Subaru wasn't required to install sidewalks along Michigan Avenue when the project was initially approved. Vidya Krishnan of McKenna Associates informed that Michigan Avenue (US-12) is under MDOT jurisdiction and there was a lot of discussion regarding sidewalks when the project was initially reviewed. That stretch of US-12 leads into I-94 and MDOT did not want to encourage pedestrian traffic in that area.

Commissioner inquired to the Township Engineer regarding his review letter, point #1 paving and grading, the applicant must verify the thickness of the base course of 3C., is that a condition? Paul Kammer of Fishbeck Associates identified the industry standard is based on the size of the aggregate and the actual mix, it is more of a quality comment and he is not concerned with it being a condition. Jeremy Schrodtt of Spalding DeDecker informed that MDOT guidelines allow for between 2 inches and 3 inches for the base course and the applicant is right in the middle at 2.5 inches.

**Motion Atchinson, Jahr second to grant the applicant, Spalding DeDecker on behalf of owner Subaru Research and Development Inc, preliminary and final site plan approval for case number 20-029 located at 50255 Michigan Avenue, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 10-12-21, Fishbeck Associates review**

**letter dated 10-12-21, Fire Department review letter dated 10-5-21 and Wayne County to provide review and approval for stormwater detention and circulation.**

**Roll Call:**

**Yeas: Budd, Atchinson, Cullin, Jahr and Kelley.**

**Nays: None.**

**Absent: Barr.**

**Motion Carried. (Letters Attached)**

**ITEM #3: 21-028 – KOJAIAAN / 6615 HAGGERTY ROAD – PRELIMINARY SITE PLAN REVIEW.**

**THE APPLICANT AND OWNER, KOJAIAAN VANBUREN ACQUISITIONS, LLC SEEKS PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A 66,450 SQUARE FOOT SPECULATIVE INDUSTRIAL BUILDING AND RELATED SITE IMPROVEMENTS.**

**LOCATION: 6615 HAGGERTY ROAD, TAX PARCEL 83-002-99-0026-706. LOCATED ON THE EAST SIDE OF HAGGERTY ROAD, NORTH OF ECORSE ROAD AND SOUTH OF VAN BORN ROAD. THE PROPERTY IS ZONED M-1 LIGHT INDUSTRIAL.**

Director Power gave a brief presentation. There was a previously approved site plan for Neapco with a similar layout. Neapco's plans changed and the owner of the property decided to move forward with the development for other potential industrial tenants. Director Power deferred to Vidya Krishnan for her review comments.

Vidya Krishnan of McKenna Associates presented her preliminary site plan review letter 10-20-21. Most of the site plan related items have been addressed at this time, with a few minor exceptions. Therefore, McKenna Associates recommends the Planning Commission grant Kojaian Van Buren Acquisitions, LLC preliminary site plan approval for the proposed speculative light industrial warehouse building, subject to the following conditions to be addressed prior to final site plan approval being granted:

1. Striping of lanes of ingress and egress on the pavement.
2. Widening of sidewalk on east side of building to 5 feet.
3. Submission of a floor plan with defined area for office and warehouse use as noted in parking calculations.
4. Planning Commission approval of a modification to the greenbelt standards of Section 10.103(A) to allow the existing trees along the east and north property lines (located on the adjacent lots) to meet the greenbelt careening requirement.
5. Detention pond landscaping plan approval by Wayne County.
6. Township Engineer and Wayne County approval of proposed storm water detention system.
7. Planning Commission approval of proposed building materials and colors.
8. Administrative approval of proposed wall sign at a future date.
9. Submission of details of monument sign.

Paul Kammer of Fishbeck Associates presented his preliminary site plan review letter dated 10-21-21, recommending preliminary site plan approval for the Kojaian Outlot Development site,

subject to the comments in the review letter and in accordance with the Township's Engineering Standards manual.

Director Power presented the Fire Department review letter dated 10-15-21 with the following comments:

- Fire Department Access: The turning radius of a fire department access road shall be as approved by the AHJ.
- Water Supply/Fire Flow: The maximum distance to a fire hydrant from the closest point of the building shall not exceed 400 feet. The length of the building (594 feet) is too long to deploy hose lines from the North and South sides into the building.

Tony Antone of Kojaian Van Buren Acquisitions, LLC thanked Township staff, engineers and planners for their reviews. The site was originally for Neapco, with the robust market the applicant wanted to have plans approved and ready to go bringing jobs into the area. Mr. Antone believes that all changes can be met and quickly. The color palette is beige and will complement the area. The applicant would like efforts focused on getting Haggerty Road repaved. Director Power informed that Haggerty Road repaving is a priority with the Township and the color palette was received from the applicant. Director Power displayed a rendering of the building along with the material samples.

Commissioner is glad to see the project is moving forward again and thanked the applicant for sending material samples.

No comments from the audience.

**Motion Jahr, Budd second to grant the applicant, Kojaian Van Buren Acquisitions, LLC, preliminary site plan approval to construct a 66,450 square foot speculative industrial building along with related site improvements at 6615 Haggerty Road, tax parcel 83-002-99-0026-706, based on the analysis and subject to the conditions detailed in the McKenna Associates review letter dated 10-20-21, Fishbeck Associates review letter dated 10-21-21 and Fire Department review letter dated 10-15-21.**

**Roll Call:**

**Yeas: Atchinson, Budd, Cullin, Jahr and Kelley.**

**Nays: None.**

**Absent: Barr.**

**Motion Carried. (Letters Attached)**

**GENERAL DISCUSSION:**

Director Power informed there is a student from Wayne State University, Ashley Harris, she is looking to ask Commission members some questions about being on the Planning Commission. If commissioners have any availability please let Director Power know and he will provide contact information.

Director Power provided an update on the meeting schedule. There will not be meetings on the day before Thanksgiving and the week of Christmas. There are only 2 meetings left for the year, November 10<sup>th</sup> and December 8<sup>th</sup>.

Director Power asked that any Planning Commissioners that have not been to 2 training sessions this year to let him know and he can make arrangements for training. The training requirement for Commissioners is 2 sessions per year.

No comments from the audience.

**ADJOURNMENT:**

**Motion Budd, Cullin second to adjourn the meeting at 9:01 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



October 12, 2021  
Fishbeck Project No. 211242  
VBT Project No. 21-029

Kris Schlutow  
Interim Director of Water and Sewer  
Van Buren Township  
46425 Tyler Road  
Van Buren Township, MI 48311

## **Subaru Test Track Preliminary Engineering and Final Site Plan Review**

Dear Director Schlutow:

At the request of Van Buren Township (Township), Fishbeck has reviewed the revised Preliminary and Final Site Plan dated September 29, 2021 submitted to the Township for the preliminary and final site plan review for the proposed Subaru Test Track located at 50255 Michigan Avenue.

This proposed project includes construction of a test track at the recently constructed Subaru Facility, which includes the construction of approximately 1900 length foot of a paved 2-lane test track, a paved roundabout, drainage improvements, curb and gutter, and various other site plan improvements. According to plan notes, the test track will be for advance driver-assistance systems. No overnight parking will occur on the test track.

Our review comments are as follows:

### **General**

The following items are general requirements established as part of the *Engineering Standards Manual, Charter Township of Van Buren* (April 2014). The applicant must include the following items as part of the construction plans:

1. Soil boring information, including the ground water elevations, must be provided. Previous borings from Phase 1 of the project shall be included in the plans.
2. The Title Sheet should include revision dates.
3. Plans should include a Soil Erosion and Sedimentation Control plan.
4. The 'Phase 2' called out on sheet C6.1 is a bit confusing, as there is no other reference to "Phase 2", rather it's just referred to as the "Subaru Vehicle Evaluation Area". Rephrase or delete to specify that the work is done as part of this project.

### **Water Main Service**

**Existing:** The Township Geographic Information System (GIS) records indicate an existing ductile iron 12-inch water main along the north and east sides of the existing Subaru building and an existing 8-inch ductile iron water main along the west side of the existing Subaru building.

**Proposed:** The proposed plans do not show any water main or water service improvements.

## Sanitary Sewer

**Existing:** The Township GIS records indicate there is an existing 10-inch PVC Truss Pipe gravity-fed sanitary sewer pipeline running along the north side of the existing Subaru facility.

**Proposed:** The plans do not show any sanitary sewer main or service improvements.

## Storm Sewer

**Existing:** The previous Subaru Facility Site Plans (VBT Project No. 18-021) indicates the drainage of the existing site consists of a combination of overland flow through swales, earthen berms, and open-ended culverts; an underground storm drainage collection system that intercept flow from paved areas; and a detention basin system that collects all flow through a forebay. The outlet for the site discharges into the existing 12-inch storm system (enclosed Denton Drain) that also collects runoff from Cemetery Road.

**Proposed:** The plans show drainage swales and ditches connecting to the existing on-site drainage system. A note on the plans indicates that the site development accounted for future development area that is equal to the proposed drainage area for this plan set. Another note indicates that the existing greenbelts around the proposed track will not be altered. Drainage around the property will be consistent with predevelopment conditions.

### Comments:

- Existing Subaru Site Plans indicate that the “undeveloped area” will require an additional Wayne County Storm Water Permit. The applicant must submit and discuss with Wayne County on the requirement for the permit. It is understood that the applicant anticipates that a Wayne County permit will not be required and has submitted the plans to Wayne County for their concurrence.
- In general, the stormwater runoff coefficients should include more information on the proposed vs the existing areas. The plans indicate that the proposed drainage sub-areas will be different than what is shown on sheet C21.
  - Plans should include drainage areas and calculations depicting all improvements and/or changes to the existing system from the new area. The additional information should include the proposed development drainage area C factor calculations on the plans depicted graphically to demonstrate no net increase in impervious area.
  - The calculations shown are only for the system as a whole for detention. The applicant must also show calculations that the increased drainage area being picked up by the test track area does not overwhelm the existing underground system, prior to discharging to the detention pond.
- The proposed drainage area shown on C5.1 show changes in the drainage sub-area boundaries outside of the proposed limits of work. Applicant must clarify this discrepancy. See Below:



## Paving and Grading

1. The applicant must verify the thickness of the base course of 3C. 2.5" is less than the industry standard for thickness of a 3C mix. Minimum thickness should be 3-inches.
2. Final limits of grading must be shown on the plans. The plans indicate the top of bank for the ditches, but don't include any other grading or areas of disturbance that may occur on site.

## Soil Erosion and Sedimentation Control

1. The SESC plan provided must be in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency.  
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>

## Recommendation

Fishbeck is recommending the Planning Commission grant the Subaru Test Track Project Preliminary, Engineering, and Final Site Plan approval, subject to the comments listed above and in accordance with the Township's Engineering Standards manual. The applicant must update plans in an Issued for Construction plan set with requirements listed above and also acquire Wayne County approval (Permit) or acceptance of the plans as is, prior to the beginning of construction or the scheduling of a Township PreConstruction meeting. It should also be noted that if Wayne County review comments require adjustments to the plans in areas of concern for the Township Planner or Engineer, the site plan may be subject to re-review and approval by the Planning Commission.

If you have any questions regarding this project, please contact Paul Kammer at 248.324.2137 or [pkammer@fishbeck.com](mailto:pkammer@fishbeck.com).

Sincerely,



**Paul J. Kammer, PE**  
Senior Civil Engineer



**Stephen C. Clayton, PE**  
Civil Engineer

By email

Copy: Matthew Best – Township  
Dan Power – Township  
Vidya Krishnan – McKenna  
Dave Potter – Fishbeck

October 21, 2021  
Fishbeck Project No. 181554

Dan Power  
Planning Director  
Van Buren Township  
46425 Tyler Road  
Van Buren Township, MI 48311

## Kojaian Outlot Development Preliminary Site Plan Review

Dear Director Power:

At the request of Van Buren Township (Township), Fishbeck has reviewed the revised Preliminary Site Plan submitted to the Township for the preliminary plan approval for the proposed Kojaian Outlot Development located at 6703 Haggerty Road. Preliminary development of the site had previously been done by Neapco. Fishbeck had previously recommended Preliminary Site Plan approval in our letter dated September 8, 2021. At this time, Fishbeck will examine and review the feasibility of the engineering aspects of the site design but will not conduct a full engineering review until the engineering review submittal.

This proposed project includes construction of a 66,450 square-foot building; construction of 97 space bituminous pavement parking lot; installation of two drive approaches to Haggerty Road; construction of storm sewer improvements including several catch basins, storm sewer pipes, and a detention basin; construction of a sanitary sewer lead; construction of a water main loop, water service lead, and fire hydrants; and other various landscaping and site plan improvements.

Our review comments are as follows:

### General

The following items are general requirements established as part of the *Engineering Standards Manual, Charter Township of Van Buren* (April 2014). The applicant must include the following items as part of the construction plans:

1. Any irrigation will be required with the submittal of the Engineering Plans.
2. All easements, proposed, and existing must be indicated on the plans.
3. Applicant must indicate the pre- and post-development drainage patterns.
4. Soil boring information, including the ground water elevations must be provided.
5. Engineering Plans must include the applicable Standard Detail Drawings as found in Appendix A of the Township *Engineering Standards Manual*. The Township can provide full size sheets of multiple details upon request.
6. Preliminary Plans must include a Title Sheet. The Title Sheet must include the project title, listing of permits required (if any), and an index of plan sheets.
7. Hatching should be labeled in the legend.
8. Plans indicate proposed parcel split and combination will be required for the subject parcel (sheet C-2.2). Township Geographic Information System (GIS) indicates this development is one parcel (parcel ID 83 002 99 0026). Applicant to clarify current development parcel status.
9. Any removals of the existing driveways must be indicated on the plans.
10. General utility notes should be included on sheet C-4.2.

## Water Main Service

**Existing:** The Township GIS records indicate an existing 12-inch water main running north-south along the west side of Haggerty Road and running north-south along the west side of the adjacent 6735 Haggerty Road property.

**Proposed:** The proposed plans indicate an 8-inch water main loop with two connections to the existing 12-inch water main running north-south near the proposed east property line. The proposed water main loops around the proposed building and feeds three fire hydrants and the service leads into the building: a 6-inch fire lead and a 4-inch domestic service lead. A separate fire hydrant and lead are proposed on the east side of the property connecting to the existing 12-inch water main.

### Comments:

1. Landscape plans must indicate no trees are planted within the water main easement.
2. Plans indicates three areas where proposed water main easements will be required from the adjacent owner. These easements must be obtained prior to scheduling the preconstruction meeting.
3. A note must be added to the plans for the water main: "Connection to the existing water main shall not occur until all required hydrostatic and bacteriological testing has been successfully completed and accepted by the Township Engineer."
4. On-line gate valve spacing shall be a maximum of 500 feet. Applicant should look to add a valve to the north of the service taps, but south of the hydrant. This allows for the northern leg to be isolated, while still allowing service from the south leg.
5. The bend of the proposed water main around the monument sign should be straightened out and the sign adjusted to be further back or in a different location, subject to the Planning Departments requirements.
6. For engineering review, and per new Michigan Department of Environment, Great Lakes, and Energy (EGLE) requirements, all water mains must have profiles associated with proposed water main. The applicant must verify the water main depth is a minimum of 6 feet below grade and 7 feet under pavement, which should not include any added depth due to landscape berms. The applicant shall make every effort to move the landscape berms out from on top of the water main.
7. Comment No. 6 would also include the service/fire suppression valves, as well as the access to the Fire Department Connection (FDC). Verify the location and access path to the FDC with the Fire Department.
8. Water main labels should be updated for the revised fire hydrants layout.

## Sanitary Sewer

**Existing:** The Township GIS records indicate there is an existing 21-inch Reinforced Concrete Pipe (RCP) gravity-fed sanitary sewer pipeline running north-south along the east side of Haggerty Road. There is also an existing 10-inch sanitary sewer pipeline running north-south along the west side of the adjacent property (6735 Haggerty Road). Both sanitary sewer pipelines are indicated on the Township GIS to flow to the south.

**Proposed:** The plans indicate constructing a 6-inch sanitary sewer lead from the proposed building connecting to the existing 21-inch sanitary sewer running north-south via a blind wye tap along Haggerty Road.

### Comments:

1. Applicant must provide Basis of Design (BOD) calculations as part of the Engineering submittal. The sanitary sewer use rates must meet the requirements in the Township standards.

## Storm Sewer

**Existing:** Site Plan topography indicates the proposed project area (mostly earth and grass) drains east and west into the existing storm drain inlets and ditches along Haggerty Road and the existing property to the east (6735 Haggerty Road). The existing storm drain system for 6735 Haggerty Road drains into an existing drainage basin on the north side of the property, which discharges into Bell Drain to the north, a Wayne County drain.

**Proposed:** The plans indicate capturing storm water runoff from the site by roof drain leads, and storm drain inlets through an underground storm system and routing the runoff into a water quality pre-treatment structure (Vortechs Model 11000) prior to discharging into a proposed onsite detention basin. The plans also indicate installing an outlet control/overflow structure as part of the proposed detention basin, which discharges into the existing 18-inch storm sewer pipe running north-south along the east side of Haggerty Road.

**Comments:**

1. Calculations for the design of the storm sewer system must be provided in accordance with the Township Design Standard Manual. The maximum allowable discharge in the Township for detention basins is 0.1 cubic feet per second (cfs)/acre.
2. Applicant must submit for stormwater approval from Wayne County prior to the Township accepting submission for Engineering and Final Site Plan approval. The Township will request to see that Wayne County has reviewed and commented on the stormwater system prior to reviewing the system itself.
3. Applicant shall design storm sewer system to have minimum cover of 4 feet above all storm sewers wherever possible. An absolute minimum cover of 2.5 feet is allowable, upon approval from the Engineer.
4. Applicant shall follow the Township storm sewer material requirements for industrial and commercial sites. All sewers shall be reinforced concrete pipe, CL IV.

## Paving and Grading

1. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that indicate detailed ramp grades for sidewalk ramp areas needing to comply with the Americans with Disabilities Act 2010 (ADA).
2. Plans must indicate locations of curb and gutter with reverse gutter pan and include a detail.
3. The applicant shall verify the turning movements of a full-size semi-truck and trailer can utilize the northern docking bay. The clearance between the docking ramp and the parking spaces opposite of the ramp are closer on the north side than on the south side. Turning movements are shown on the south side, and appear to work, however, there is more space for wide turning movements.

## Soil Erosion and Sedimentation Control (SESC)

1. The SESC plan provided must be in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency.  
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>

## Recommendation

At this time, we are recommending Preliminary Site Plan approval for the Kojaian Outlot Development site, subject to the comments listed above and in accordance with the Township's Engineering Standards manual.

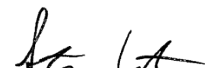
If you have any questions regarding this project, please contact Paul Kammer at 248.324.2137 or [pkammer@fishbeck.com](mailto:pkammer@fishbeck.com).

Sincerely,



**Paul J. Kammer, PE**

Senior Civil Engineer



**Stephen C. Clayton, PE**

Civil Engineer

By email

Copy: Vidya Krishnan – McKenna Associates

Dave Potter, PE – Fishbeck





**MCKENNA**

October 14, 2021

Planning Commission  
Charter Township of Van Buren  
46425 Tyler Road  
Van Buren Township, MI 48111

**Subject: VBT-21-033 RZ; DTE Morton Substation/42061 Ecorse Road; Application to Amend the Charter Township of Van Buren Zoning Map**

Dear Commissioners:

We have reviewed the application by Christopher Becker on behalf of DTE to rezone the following parcel illustrated on the map below from C-1 (General Business) to M-1 (Light Industrial). The site is located on the south side of Ecorse Road, west of Haggerty Road and has a tax parcel identification number: V-125-83-041-99-0004-001. The parcel is a rectangular piece of land with an area of approximately 2.14 acres.

**Figure 1. Subject Site Location**



Source: Nearmap

**HEADQUARTERS**

235 East Main Street  
Suite 105  
Northville, Michigan 48167

○ 248.596.0920  
F 248.596.0930  
**MCKA.COM**

DTE Morton Substation Rezoning Review  
October 14, 2021



Planning and zoning law provides that government has a legitimate interest in maintaining compatibility of surrounding areas, protecting and preserving natural resources, and ensuring adequate infrastructure such as roads, water supply and sanitary sewage disposal. Adoption of a master plan and imposition of zoning restrictions to accomplish those interests, as well as to avoid overcrowding, preserve open space, and protect the aesthetics of an area of land are consistent with the Michigan Planning Enabling Act (P.A. 33 of 2008) and Michigan Zoning Enabling Act (P.A. 110 of 2006).

The Master Plan was originally adopted in 1989 and amended in 1999 (Single Family Residential Plan), 2000 (Ecorse-Haggerty Corridor Plan), 2001 (Grace Lake Area Plan), 2007 (South Side Master Plan), and 2010 (Belleville Road District Plan). The Master Plan is currently under review for a complete revision. Our comments on and analysis of this request follows.

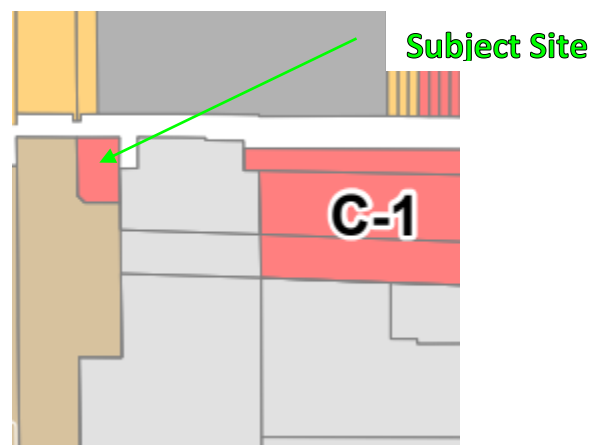
## DESCRIPTION

The table below summarizes the existing land use, zoning, and master plan designations in and around the subject site, according to the Master Plans and Zoning Ordinance.

	Existing Land Use	Zoning	Future Land Use Classification
<b>Subject Site</b>	Vacant wooded land	C-1 (General Business)	Office/Light Industrial
<b>North</b>	Warehouse/distribution center/ITC corridor	MT (Industrial Transportation) and R-1B (single Family)	Light Industrial/Industrial Trucking/Single Family Residential
<b>South</b>	ITC Corridor	RM (Multiple Family Residential)	Industrial Trucking
<b>East</b>	Warehouse	M-1 (Light Industrial)	Office/Light Industrial
<b>West</b>	ITC corridor	RM (Multiple Family Residential)	Multiple Family Residential

Specifically, the zoning of the subject site and surrounding areas are in the following figure:

**Figure 2. Zoning of Subject Site and Surrounding Area**

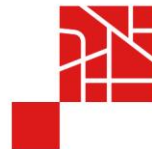


Source: Charter Township of Van Buren Zoning Map

## REZONING STANDARDS

Article 12, Chapter 5 of the Zoning Ordinance includes the procedures and standards for reviewing Zoning Ordinance amendment applications. Section 12.504(A) through (K) includes specific standards of review for the Planning Commission and Township Board of Trustees to consider prior to taking action on an amendment application. These standards are as follows:





**(A) *Consistency with the goals, policies, and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.***

The Michigan Zoning Enabling Act requires a zoning ordinance to be based upon the Master Plan. Although the Master Plan was originally adopted in 1989, it has been amended in 1999 (Single Family Residential Plan), 2000 (Ecorse-Haggerty Corridor Plan), 2001 (Grace Lake Area Plan), 2007 (South Side Master Plan), and 2010 (Belleville Road District Plan).

The Master Plan designates the subject site and the abutting parcels to the east as office/light industrial district, while the parcels to the north and south are designated as light industrial/industrial trucking district. The proposed M-1 designation is consistent with that vision in the Master Plan, more so than the current commercial zoning of the property. The future land use plan map has clearly delineated commercial corridors in different parts of the Township and the subject site is not one of them. The M-1 district is intended to light industrial and office type of uses, while providing easy access with proximity to the freeway and interchanges. The use of the parcel for the DTE substation will provide for the utility needs of the major industrial development recently approved and anticipated for this corridor/area of the Township. A portion of the parcel to the north is Master Planned as single family residential and the parcel to the west is designated as multiple family residential; however, these parcels are occupied by the ITC transmission corridor and no construction within these corridors is possible. Therefore, there will be no residential use immediately abutting this site in any direction.

**(B) *Consistency with the basic intent and purpose of this Zoning Ordinance.***

The Purpose and intent of Section 1.102 of the Zoning Ordinance includes imposing regulations and restrictions governing the location and construction of structures and buildings to be used for business, industry, residence, social purposes, and other specified purposes. To that end, there are provisions for zoning districts, setbacks, building height, land use, parking and loading, access management, landscaping and screening, and environmental performance.

The subject site is a small 2.14-acre parcel located next to industrial warehouses and with a major drain along its frontage, which makes it challenging to build on for any commercial use and is located in an area of industrial-office uses. While having a commercial use at the site may be of service to the employees and tenants of the numerous industrial and office buildings in the area, the site is just a few miles from the main downtown Belleville Road corridor area with all types of commercial businesses. The use of the parcel to accommodate a utility substation is permitted in both the current and proposed zoning districts.

**(C) *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.***

The site's frontage along Ecorse Road has one lane in each direction with a center turn lane starting from the east end of the subject site to the light at the intersection of Ecorse and Haggerty Roads. The proposed DTE substation will not have any on-site employees and visits from a single employee only as required. The site would receive additional traffic only in the event of a major repair, maintenance, or upgrade. Therefore, the change of zoning will not result in any additional traffic on the abutting roadway on a regular basis.

**(D) *The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.***

The proposed use of the site does not anticipate any use of water and sewer facilities, will add to electric supply of the Township and will be complying with the Township and County's stormwater detention requirements.



**(E) *That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.***

We are not aware of any errors in the Zoning Ordinance or Zoning Map, so a rezoning cannot be granted on the grounds that there is an error to correct. The Township has granted a few requests for rezoning in the past few years, all based upon review of the Ordinance standards and the Master Plan. The applicant's current request for rezoning is also following the established and required process.

Over the last few years, Van Buren Township has experienced a high demand for new industrial development and expansions of existing industrial land uses. The addition of a substation to provide necessary electric power to support the growth in this area of the Township is in keeping with the Township vision.

**(F) *That the amendment will not be expected to result in exclusionary zoning.***

In general, exclusionary zoning is a prohibition of a land use when there is a demonstrated need for the use in the community. The proposed use is permitted in the current C-1 and proposed M-1 districts. The applicant is seeking the rezoning to have the ability to develop the site under the site design guidelines for the M-1 District.

**(G) *If a rezoning is requested, compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.***

Currently, the site is a vacant wooded lot. According to the Michigan Department of Environmental Quality (MDEQ) Wetlands Map Viewer, a significant portion of the site is covered in wetlands, some of which are regulated. According to FEMA, the site is an area of 'minimal flood hazard'. The applicant's proposal to construct a substation on the site will be presented to the Planning Commission for site plan approval and will be subject to review and approval by the Township Engineer and appropriate governing authorities.

**(H) *If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.***

The permitted uses and special land uses of the M-1 zoning district are listed in the following table:

PERMITTED USES	SPECIAL LAND USES
<ul style="list-style-type: none"><li>• Wholesale Sales</li><li>• Warehousing (excluding Distribution Centers)</li><li>• Manufacturing and Processing (Light)</li><li>• Laboratories, Minor</li><li>• Laboratories, Major</li><li>• Retail Dry Cleaning Plants and Laundries</li><li>• Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations and including storage yards, when necessary to serve the immediate vicinity.</li><li>• High Tech, Data Processing, and Computer Centers</li><li>• Accessory Outdoor Industrial Storage</li><li>• Accessory structures and uses customarily incidental to the above permitted uses</li><li>• Indoor Recreation.</li></ul>	<ul style="list-style-type: none"><li>• Automobile Wash Establishment, Automatic</li><li>• Drive-In Theaters</li><li>• Private Clubs</li><li>• Recreational Vehicle Storage Yards</li><li>• Regulated Uses (Tattoo establishments, pawnshops, pool and billiard halls, and massage parlors)</li><li>• Outdoor Storage of Building or Contracting Equipment and Supplies</li><li>• Instructional Services, Outdoor</li><li>• Truck Repair and Maintenance Facility, Minor</li><li>• Accessory Caretaker Dwelling</li></ul>



The area of focus for this standard is the impact that the proposed M-1 zoning district will have on the abutting properties, specifically any single-family residential uses. As noted previously, while the site abuts RM zoning to the west and has R-1B zoning to the north, these parcels are occupied by the ITC transmission corridor and are not buildable. Therefore, there is no anticipated adverse impact on any abutting residential uses.

The M-1 District is intended to be located so that uses will be developed with limitations being placed on any negative impacts on adjacent uses from characteristics and conditions such as truck traffic, noise, glare, and other features of light industrial operation. The Zoning Ordinance has provisions for inclusion of greenbelts along property lines of non-residential uses and residential uses. In addition, aspects of landscaping, lighting and hours of operation are also strictly regulated. As noted, the applicant will be applying for full site plan approval from the Planning Commission prior to construction the proposed substation on the parcel.

**(I) *If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.***

If the site is rezoned to M-1, the boundaries of this requested district would be contiguous with the larger parcel to the east, which is zoned M-1. As noted previously the proposed use is permitted under the current zoning also; however, the applicant aims to preserve the wetlands/natural features on the site with minimal impact. The required front yard setback for the C-1 district is 75 feet, while the front yard setback for the M-1 district is 50 feet. The applicant proposes to design the site in compliance with the regulations for the M-1 District.

**(J) *If a rezoning is requested, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.***

Based on market trends, there is not as much demand for commercial properties as there is for Industrial and office based uses. It is entirely appropriate to change the zoning of the subject site from commercial to M-1 to be in conformance with the development trends in the area. The applicant will be seeking site plan approval for the construction of an electric substation. Issues related to parking, screening, landscaping, fencing etc. will be reviewed with site plan approval.

**(K) *If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.***

As previously noted, the proposed use is permitted under the current zoning designation of the parcel too. The applicant is seeking a rezoning to be consistent with the Master Plan and allow them the ability to develop the site under M-1 district regulations.

**(L) *If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.***

The existing C-1 zoning of the parcel is an isolated zone in the area. The site is contiguous with M-1 zoning to the east and similar industrial zoned/used parcels to the north and south. Therefore, the proposed rezoning is not creating an isolated or incompatible zone in the neighborhood. The proposed rezoning is consistent with the office/industrial designation of the parcel and the surrounding properties in the future land use plan. The proximity of the site to the other industrial uses makes the proposed zoning to M-1 a good fit into the neighborhood.



## RECOMMENDATION

At this time, the application to rezone the subject site from C-1 to M-1 meets the following standards of Section 12.504(A) through (K) of the Zoning Ordinances:

1. Section 12.504(A). The proposed rezoning is consistent with the goals, policies, and objectives of the Master Plan and its subsequent amendments. The proposed M-1 zoning designation is consistent with the office/industrial designation envisioned in the Master Plan for the site and abutting properties.
2. Section 12.504(B). The proposed rezoning is consistent with the intent to the zoning ordinance and the existing development pattern of the area.
3. Section 12.504 (C). The site has frontages on a major thoroughfare, even though the proposed use is likely to generate minimal traffic.
4. Section 12.504 (D). The proposed use of the site does not require water or sewer services and will contribute positively to the electric capacity of the Township.
5. Section 12.504(E). Van Buren Township has experienced a high demand for additional industrial development and expansions of existing industrial land uses. The proposed use of the site for a substation will support the existing and future growth of the area.
6. Section 12.504 (F). The proposed rezoning is not causing any exclusionary zoning.
7. Section 12.504 (G). Although the site has wetlands, the applicant will be designing the site plan to ensure minimal disturbance and will obtain any necessary approvals from EGLE at the time of site plan review.
8. Section 12.504 (H). The uses permitted by right and special land use in the proposed M-1 zoning district is likely to have less adverse impacts on the adjacent neighborhood, than developing it under the current C-1 zoning designation.
9. Section 12.054(I). The site is challenging for any development owing to its narrow frontage and required setbacks for the current C-1 District.
10. Section 12.054(J). Given the possible options, we believe the M-1 designation is the most appropriate designation.
11. Section 12.504 (K). The proposed substation use is permitted under the current C-1 and proposed M-1 zoning designation. The applicant is seeking rezoning to maintain consistency with the Master Plan and develop the site under setback guidelines of the M-1 District.
12. Section 12.054(L). The proposed M-1 zoning of the site will be compatible with the uses currently existing around it. Although the parcel abuts RM zoning to the west and R-1B zoning to a portion of the north, these parcels are occupied by the ITXC transmission corridor and are not buildable.

Therefore, we recommend that the Planning Commission recommend approval of the requested amendment to the Zoning Ordinance to rezone the subject property from C-1 to M-1 designation, to the Township Board of Trustees.

Respectfully,

**McKENNA**

Vidya Krishnan  
Senior Principal Planner

Cc: Dan Power, Director of Planning and Economic Development

Andrew Lenaghan  
Fire Marshal  
O: 734-699-8900 ext. 9416

Van Buren Fire Department  
46425 Tyler Rd  
Van Buren Twp. MI 48111



October 5, 2021

Department Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Re: Vehicle Evaluation Area

21-029

To whom it may concern:

I have reviewed a set of plans dated July 28, 2021, by Spalding DeDecker Engineering and Surveying 27333 Meadowbrook Rd. Novi, Michigan 48377

**Project Overview:**

The submitted plans are for a vehicle test track. The site plan was reviewed for fire department access. The adopted fire code for Van Buren Township (NFPA 1 2018) was used in the review.

Based on the site plan information it is further understood that:

No structure is included on the test track site, and fire personnel responding to the facility will assume that any emergency to the location will be vehicular in nature.

Testing will occur primarily during business hours 9 am-5 pm, headlight test will occur at dawn until 10 pm.

The maximum speed of the vehicles during test will be 80 mph, with most tests occurring at 25 -35 mph

The maximum numbers of vehicles being tested at one time will be 3. Most testing will only involve 1 vehicle.

**Our Mission:** The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

**Based on the information provided by the plans, and the planning staff review meeting dated 9/15, all fire department concerns have been addressed.**

If you have any questions about this plan review report, please feel free to contact me

Respectfully submitted,

Andrew Lenaghan  
Fire Marshal  
Van Buren Fire Department

Andrew Lenaghan  
Fire Marshal  
O: 734-699-8900 ext. 9416

Van Buren Fire Department  
46425 Tyler Rd  
Van Buren Twp., MI 48111



## COST ANALYSIS FORM

Occupancy Kojaian Van Buren Acquisitions  
Haggerty Road  
Van Buren Township MI 48111

Site Plan  
Building Plan  
Inspection  
Fire Suppression  
Fire Alarm

Original Re-Submit Re-Insp.  
x

Review / Inspection	Review Number	Review Date	Reviewed By	Invoice Date
Site Plan	VBT21-028	10/15/2021	Lenaghan	10/15/2021
Item No.	Description of Services	Hours	Unit	Total
	Site Plan review - 3rd review	3	\$50.00	\$150.00
			<b>TOTAL</b>	<b>\$150.00</b>

Attachments: Account 101-000-628-001

Andrew Lenaghan  
Fire Marshal  
O: 734-699-8900 ext. 9416

Van Buren Fire Department  
46425 Tyler Rd  
Van Buren Twp., MI 48111



10/15/2021

Director of Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Re: Kojaian Van Buren Acquisitions, LLC  
Haggerty Road  
Van Buren Township, Michigan 48111

To Whom it may concern:

I have reviewed a set of revised plans dated August 18, 2021. This review is a preliminary site plan for the construction of a new building. The focus of this review be fire department access, available water supply, and required fire flow. NFPA 1 2018 has been used for the review.

### **Fire Department Access**

The turning radius of a fire department access road shall be as approved by the AHJ  
**NFPA 1 2018 18.2.3.5.3.1**

~~The turning radius shown in the plans (page C-2.0) is too close to the parking spaces and curb.~~

**The east side fire access lane has been widened to 27 feet.**

~~An updated emergency vehicle access plan showing the turning radius using the following dimensions will need to be verified.~~

~~Ladder Truck Length 48 Feet  
Width 10 feet  
Height 12 feet  
Ground Clearance 1 foot  
Distance between tires 23 feet 8 inches.~~

**Our Mission:** The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.



~~Multiple Access Roads More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, or other factors that could limit access. A proposed cross access with property owner to the East was mentioned for the South drive, we would like to see the same for the North drive as well.~~

~~NFPA 1 2018 18.2.3.3~~

~~Eliminated from original plans.~~

**The cross access on the east side of the property has been reintroduced into the plans.**

#### **Water Supply/Fire Flow**

The maximum distance to a fire hydrant from the closet point on the building shall not exceed 400 feet.

**NFPA 1 2018 18.5.3 (1)**

~~Additional Fire Hydrants will need to be added to the Southeast and Southwest areas of the building.~~

**The fire hydrants requested have been added to the plans.**

The length of the building (594 feet) is it too long to deploy hose lines from the North and South sides into the building.

**If the plan for the building is to divide it into suites, additional doors will need to be added to the east side of the building. The plans show only 1 door off the east side fire access lane.**

#### **Summary**

**Since the last review, the east side fire lane has been widened to 27 feet. The original cross access driveways will be in place, with gates secured by Knox padlocks, and fire hydrants on the south side of the building have been added. In addition to the site improvements, this building will be fully suppressed, and all Fire Department Notes on page C-2.1 will be adhered to.**

If you have any questions about this plan review report, or require more information, please feel free to contact me

Respectfully submitted,

Andrew Lenaghan  
Fire Marshal  
Van Buren Fire Department



**MCKENNA**

October 20, 2021

Planning Commission  
Charter Township of Van Buren  
46425 Tyler Road  
Belleville, Michigan 48111

**Subject: VBT-21-028; Van Buren Development – 6735 Haggerty Road; Amended Site Plan Review #3  
Revised Site Plans Dated September 28, 2021.**

Dear Commissioners:

The original submittal for this property was approved in 2018 for Neapco. However, subsequent to preliminary approval, Neapco chose to make changes to their existing building to accommodate their needs and abandoned this project. The owner of the property at this time has revised the old site plan and proposed amendments to the site plan that was previously approved. The major amendments to the site plan are as follows:

- The building area has been reduced from 72,830 square feet to 66,450 square feet.
- The number of parking spaces provided has been reduced from 105 spaces to 103 spaces.
- The two (2) cross access driveways connections to the east have been eliminated.
- Four (4) truck doors and an overhead door have been added to the north end of the building.
- Handicap parking has been added to the south side of the building.

We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):


## **COMMENTS**

1. **Zoning and Use.** The site is zoned M-1 Light Industrial District. The applicant notes that the proposed use is light industrial and warehousing. Warehousing uses are permitted by right per Section 3.115 (A) of the Zoning Ordinance. Light Manufacturing and processing uses are also permitted by right. The structure is being built as a speculative warehouse building. Any future tenant will be required to comply with the use description noted. No heavy industrial uses shall be permitted.
2. **Required Information.** All of the site plan information required per Section 12.203 of the Zoning Ordinance has been noted at this time.
3. **Lot.** The subject site had multiple parcels of land with five (5) different tax identifications numbers. It appears that all of the parcels have been combined into a single 5.31-acre parcel with tax id #: 83-002-99-0026-706.
4. **Dimensional Requirements.** The M-1 district requires a minimum front yard setback of 50 feet, a minimum side yard setback of 40 feet, and a minimum rear yard setback of 40 feet. The overhang on the northwest corner of the building is shown extending into the front yard setbacks. Per Section 7.118, architectural features may extend or project into a required front yard or rear yard not more than three (3) feet. The overhang is shown as a 3-foot encroachment, and is permitted.

**HEADQUARTERS**  
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Suite 105  
Northville, Michigan 48167

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**Communities for real life.**



The parking lot is located 11.51 feet from the northern side lot line, and Section 4.102 (P) of the Zoning Ordinance permits a parking lot to be located in a required side yard setback. The parking lot is located right at the rear lot line, and Section 9.101(A) permits a parking lot to be located in a required rear yard setback.

The maximum lot coverage (i.e., buildings and roofed structures) in the M-1 district is 35%. Proposed lot coverage is 28.7% and within allowable limits. The maximum building height in the M-1 district is 30 feet, and the building height has been revised to comply within this height limit.

## 5. Access and Circulation.

- a. **Location of Curb Cuts.** The site plan proposes two (2) curb cuts off Haggerty Road on the northwest and southwest sides of the site. Both access drives off Haggerty are designed with a width of 30 feet each. Lanes of ingress and egress must be striped on the pavement. In order to comply with fire department requirements, the revised plan includes a cross access connection on the southeast side of the site to the adjacent Neapco parcel.
- b. **Cross Access.** The applicant had eliminated a cross access with the adjacent property to the east citing feasible for safety and operational reasons with a new industrial tenant on the site. However, upon concerns raised by the Fire Department, the cross access has been re-established.
- c. **Sidewalks.** The site plan indicates a 5-foot wide concrete sidewalk along the site's Haggerty Road frontage, which connect to existing sidewalks on the north and south sides. Section 9.107 of the Zoning Ordinance also requires interior sidewalks within the development to provide circulation between the parking areas and the right-of-way; the parking areas and the building entrance(s); and adjacent development(s) where practical. The plan proposes 8-foot wide concrete sidewalks on the north and south sides of the building, with sidewalk connections to the public sidewalk along Haggerty. A 4' wide concrete sidewalk is shown on the east side of the building providing access out of doors on that side. Minimum required width of the sidewalk is 5'. The sidewalk must be widened by 1 foot.

## 6. Parking and Loading.

- a. **Space Dimensions.** The revised site plan notes the dimensions of the parking spaces as 9.5' x 18'. The spaces overhang 8-foot wide sidewalks on the north and south side of the building. A 10-foot wide greenbelt along the north property line provides sufficient vehicle overhang space for the 18 foot length parking stalls. The parking spaces along the east side property line have a length of 20'. All aisles are 24 feet wide as required and all of the spaces are shown with double striping as required by Section 9.104 (C),
- b. **Number of Parking Spaces.** The minimum number of parking spaces for light industrial uses is five (5), plus either one (1) per each 550 square feet gross floor area or one (1) per each employee at peak shift, whichever is greater. The minimum number of parking spaces for warehouse uses is five (5) plus one (1) per 1,750 square feet of gross floor area plus one (1) per 350 useable square feet of office, sales, or similar space. Based on the square footages noted on the site plan, the site requires a total of 97 parking spaces. The site plan proposes a total of 97 parking spaces, including six (6) handicap accessible spaces. The floor plan does not show an office space for the building, although the parking calculations note 9,500 sq. ft as office space. A revised floor plan must delineate the



various uses of the space. The site plan also does not include an employee count which will be determined when a tenant is finalized. At this time the site plan appears to show the required amount of parking.

- c. Barrier Free Spaces.** Six (6) barrier free spaces are provided, which is sufficient for a parking lot with 97 spaces.
  - d. Loading.** Section 9.105 requires three (3) usable loading spaces plus one (1) space for each 50,000 square feet in excess of 50,000 square feet each 10' x 50' in area. The 66,450 square feet building will require a total of 4 loading spaces. The plan notes the provision of 4 loading spaces each on the north and south sides of the building within the truck well area.
- 7. Landscaping and Screening.** The applicant had submitted a detailed landscape plan for the site as required. Our comments on individual landscaping requirements are reflected in the following comments:
- a. Frontage Landscaping.** Section 10.103 (A) requires a site's public road frontage (exclusive of driveway openings) to be landscaped with 1 deciduous or evergreen tree per 40 lineal feet of frontage + 1 ornamental tree per 100 lineal feet of frontage + 8 shrubs per 40 lineal feet of frontage. With a frontage of 934.5 feet on Haggerty Road (minus 60 feet for driveways), the total plantings required for Haggerty Road frontage are: 22 deciduous or evergreen + 9 ornamental + 175 shrubs. The applicant must provide a landscape plan as noted above to determine compliance. Previously, the landscape plan noted that the required trees and shrubs were proposed along with 1 existing tree along the frontage. Along the frontage, we counted a total of 1 existing tree to be preserved, 8 ornamental trees proposed, 21 proposed frontage trees (19 deciduous and 2 evergreen), and 175 shrubs planted in frontage shrub beds.
  - b. Parking Lot Landscaping.** Section 10.103 (B) (1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. The Zoning Ordinance recommends a combination of landscaping, berm, and screen wall to achieve this goal. The landscape plan includes a 10-foot wide buffer on the north and south ends of the site to buffer the parking. The plan proposes a hedge on the north and south sides with a mix of Yew and Viburnum shrubs.

**Interior parking lot landscaping.** Section 10.103 (B) (2) requires the provision of landscaping within islands in a parking lot. At a minimum, interior landscaping must account for a minimum of 5% of all paved parking areas, each interior landscaped area must be at least 360 sq. ft., and 1 tree per 300 sq. ft. of interior landscape area is required, including 1 tree per landscape island. The applicant must provide a landscape plan as noted above to determine compliance. Previously, the plans calculated the pavement area to be 47,820 sq. ft., which required 2,391 sq. ft. of landscape area and 8 trees. There were several landscape islands detailed, all of which were at least 360 sq. ft. and contained at least 1 tree. The plan submitted at this time appears to be the same as the original approved plan.
  - c. Loading Area Landscaping.** The loading area on the north and south sides is mostly concealed by the proposed building. The parking lot landscaping and hedge proposed provide additional screening from north and southbound Haggerty Road.
  - d. Display Area Buffering.** This requirement is not applicable.



- e. Greenbelt Buffering.** The site abuts M-1 zoning to the north, south and east. Section 10.103 (A) requires a 10-foot wide greenbelt planted with 1 tree per 30 lineal feet. The landscape plan notes that existing trees along the east and north property lines met this requirement; however, the trees being counted towards this requirement are located outside the applicant's property lines. The Planning Commission has the discretion to modify the setback and screening standards by determining if the existing and proposed screening is adequate or needs to be substituted with additional plantings. The site abuts another industrial use to the east and the existing greenbelt separation between the properties is adequate to meet the screening intent of the Ordinance. *Therefore, we support this request for modification of the greenbelt standards along the east and north property lines.*
- f. Specific Landscaping Requirements for Zoning Districts.** There is no specific landscaping requirement for parcels in the M-1 District.
- g. Open Space Landscaping.** The Ordinance requires 1 tree per 3,000 square feet of open space area not occupied by buildings or parking. The plan includes calculations and provides 8 trees towards this requirement.
- h. Detention Pond Landscaping.** Section 10.103 (K) requires landscaping around the detention pond. However, Wayne County has jurisdiction over the landscaping around detention ponds. The proposed detention pond landscaping plan should be resubmitted to the County for its approval.
- 8. Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. The tree survey submitted notes a total of 26 regulated trees to be removed that require replacement. The landscape plan proposes a 1:1 replacement ratio with 13 deciduous trees (3" caliper) and a 1:1.5 replacement ratio with 9 evergreen trees (8 feet high).
- 9. Stormwater Pond.** The site plan indicates a proposed detention pond on the south side of the site. Storm water detention calculations are subject to review and approval by the Township Engineer. The location of any mechanical equipment for operation of the pond must be noted on the plan with screening.
- 10. Lighting.** The revised submittal includes a detailed photometric plan. The plan proposes adequate illumination on-site and meets the maximum permitted intensity at the property lines. The plan proposes a mix of single and dual-head light poles at the access drives and within the parking lot areas and wall mounted fixtures on the building. Typical fixture detail indicates a flat lens box design fixture that is downward directed. Proposed pole height is 25 feet from grade to top of fixture which meets ordinance standards.
- 11. Architecture and Building Details.** The applicant has submitted detailed elevations and an artistic rendering for the west façade of the proposed building which is to be constructed of concrete panels in two different colors. The main body of the building is to be constructed of light beige panels while the northwest, southwest corner, and middle will have darker brown panels. The façade mass is broken up by creating jogs in the wall and adding narrow banding of vertical elements in different color panels. The roof is prefinished metal and the rooftop mechanical units are screened by metal panels. Based on previously recommendations, the west façade prominently visible on Haggerty Road has been enhanced by the addition of full row of second story windows on the northwest corner. We recommend that building material colors and samples be presented at the Planning Commission meeting along with a colored rendering of the building.



**12. Dumpster.** The site plan indicates two (2) new dumpster enclosures placed side-by-side at an angle, along the east property line. Typical enclosure details have been noted and include a masonry block enclosure to match the color of the building with steel reinforced wooden gates. Bollards are included to protect the gates. The enclosures are screened from view of Haggerty Road by the building, and a few existing trees provided some screening on the east side.

**13. Signs.** The site plan indicates a proposed monument sign along the site's Haggerty Road frontage, near the northwest access drive. Section 11.108 (D) regulates signs permitted on the subject site as follows:

**a. Wall Signs.** The Zoning Ordinance allows 3 square feet of wall sign area per linear foot of building frontage, not to exceed 200 square feet. A sign permit must be applied for and administratively approved at such time when a tenant is known.

**b. Monument Sign.** The Zoning Ordinance allows for 1 monument sign, not to exceed 18 feet in height, with a maximum area of 64 square feet and a minimum setback of 10 feet. The proposed sign is shown at a setback of 11 feet, and Sheet C-2.0 notes that the sign will be 56 sq. ft. The proposed design of the monument sign must be submitted for PC approval.

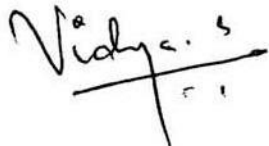
## RECOMMENDATION

Most of the site plan related items have been addressed at this time, with a few minor exceptions. Therefore, we recommend that the Planning Commission grant preliminary site plan approval for the proposed speculative light industrial warehouse building, subject to the following conditions to be addressed prior to final site plan approval being granted.:

1. Striping of lanes of ingress and egress on the pavement.
2. Widening of sidewalk on east side of building to 5 feet.
3. Submission of a floor plan with defined area for office and warehouse use as noted in parking calculations.
4. Planning Commission approval of a modification to the greenbelt standards of Section 10.103 (A) to allow the existing trees along the east and north property lines (located on the adjacent lots) to meet the greenbelt careening requirement.
5. Detention pond landscaping plan approval by Wayne County.
6. Township Engineer and Wayne County approval of proposed storm water detention system.
7. Planning Commission approval of proposed building materials and colors.
8. Administrative approval of proposed wall sign at a future date.
9. Submission of details of monument sign.



Respectfully,  
**McKENNA**

A handwritten signature in black ink, appearing to read "Vidya Krishnan", with a horizontal line drawn across the middle of the signature.

Vidya Krishnan  
Senior Principal Planner

cc: Dan Power, Director of Planning & Economic Development  
Paul Kammer, FTCH, Township Engineers  
David McNally, Van Buren Township Fire Chief







**MCKENNA**

October 12, 2021

Planning Commission  
Charter Township of Van Buren  
46425 Tyler Road  
Belleville, Michigan 48111

**Subject: VBT-21-029 Subaru Test Track/ 50255 Michigan Avenue; Site Plan Review #2  
Revised Site Plans Dated September 24, 2021.**

Dear Commissioners:

The applicant, Subaru has submitted a request to construct a test track on a parcel with their existing research facility and laboratories. The applicant received site plan approval from the Planning Commission in late 2018 to build a 2-story 63,574-square foot research and development facility building and associated site improvements. The 75-acre site is located on the south side of Michigan Avenue, bound by single family residential neighborhoods to the east and Conrail railroad to the south, and is commonly referred to as the “Harold Smith Farm” parcel.

The approval at the time referenced a “future test track” on the south side of the site. At this time the applicant has submitted plans to construct the test track on the site. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):



Source – Nearmap – Sept 27, 2021

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**



## COMMENTS

1. **Zoning and Use.** The site is zoned M-1 (Light Industrial) district. The surrounding zoning includes M-2 (General Industrial) to the south, R-1C (Single Family Residential), C-1 (General Business) and RMH (Mobile Home Park) to the north across Michigan Avenue, R-1C (Single Family Residential) to the east and RMH (Mobile Home Park) and M-1 (Light Industrial) to the west.

The research and development facility with laboratories was permitted as principal land use in the M-1 district per Section 3.104 of the Zoning Ordinance. The test track is a use accessory to the principal permitted use and is permitted by right, subject to compliance with Zoning Ordinance standards for screening. The applicant has included an overall site plan, which shows the location of the test track on the south side of the site, abutting the railroad tracks.

2. **Vehicular Access.** The test track is located on the south side of the site and will be accessed from an existing paved area. The proposed test track is 1,900 feet long, has a width of 24 feet and ends in a cul-de-sac.
3. **Pedestrian Circulation.** No sidewalks are required as part of this project.
4. **Parking.** No designated parking spaces are required for the proposal. The plan notes that a maximum of 3 vehicles will be at the test site at any given time. The existing paved area has ample space for vehicle holding while being tested.
5. **Landscaping and Screening.** The plan notes headlight testing to take place from dusk to 10 pm. The site has an existing row of evergreen trees located around the entire proposed test track area. To the west (direction of track) the property has a berm planted with trees and significant grade which provides screening. To the south the track abuts the railroad and to the east the site is screening with existing tree cover. We find the existing vegetation sufficiently dense to screen the use from the neighboring residential uses to the east and west. A copy of the approved landscape plan has been submitted.
6. **Tree Removal Permit.** The test track area does not have any trees; therefore, this requirement is not applicable.
7. **Trash Removal.** The proposed test track use is not likely to generate any additional trash.
8. **Stormwater Detention.** The site plan indicates a proposed drainage area within the site. Storm water detention calculations are subject to review and approval by Wayne County and the Township Engineer.
9. **Lighting.** Per sheet C4.1 the test track will operate 9 am – 5pm. Headlight testing will occur from dawn till 10 pm. The applicant has clarified that no additional site lighting will be added as part of this project.
10. **Noise Mitigation.** Per Section 8.102 (K) of the Zoning Ordinance, maximum permitted noise levels adjacent to a residentially zoned parcel are 67 dBA, and adjacent to an industrial zoned parcel is 80 dBA. Per the plan submitted noise generated from the testing will be in the range of 72 – 81 dB, with speed of vehicles averaging 25 – 35 mph, up to a maximum of 80 mph. Note #5 on Sheet C4.1 states that any testing on the site will comply with the noise limits established in the Zoning Ordinance. To date the Township has received no code enforcement related complaints from the use on this site.



11. **Signage.** The site plan does not include any proposed new signage at this time.

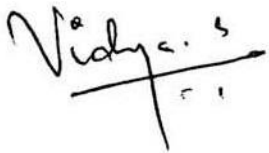
12. **Fencing.** The site already has fencing. No new fencing is proposed at this time.

## RECOMMENDATION

The proposed project is an accessory to a previously permitted use and does not alter the character or layout of the site. All of the site plan related concerns have been addressed at this time. Therefore, we recommend that the Planning Commission grant preliminary and final site plan approval for the Subaru test track to be constructed at the site, subject to the following conditions:

1. Approval of storm water detention requirements by Wayne County and Township Engineer.

Respectfully,  
**McKENNA**



Vidya Krishnan  
Senior Principal Planner



Hunter Whitehill  
Associate Planner

cc: Dan Power, Director of Planning & Economic Development  
Matt Best, Director of Public Services  
Paul J. Kammer, FTCH, Township Engineers  
David McNally, Van Buren Township Fire Chief

